



St. Bernards Road, Solihull

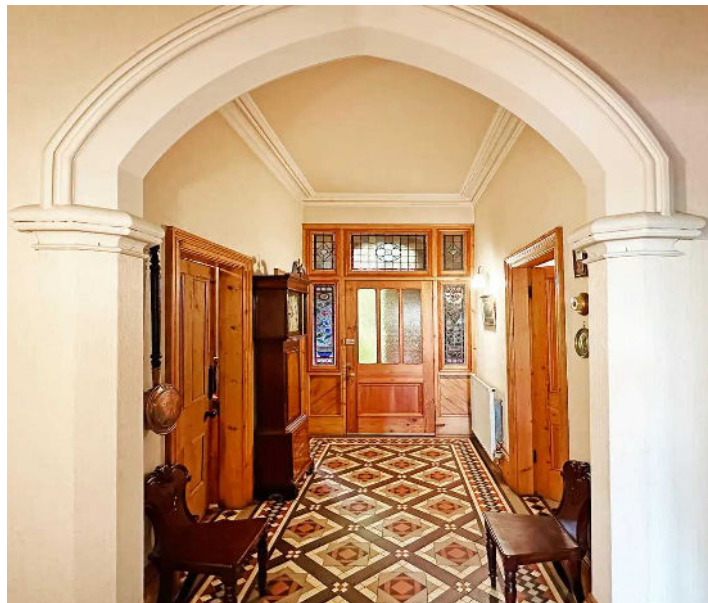
Guide Price £799,950





## PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive six bedroom Victorian semi-detached offered to the market with NO UPWARD CHAIN. This property is within easy walking distance to Olton Railway Station and having superb views over Olton Mere. We recommend early viewing on this property which has many original features, high ceilings and a mature landscaped rear garden. This property is spread over three floors and briefly comprises of: enclosed porch, entrance hall, butlers pantry, guest cloakroom, dining room, living room, breakfast/kitchen, utility room, wine store, workshop, cellar, six bedrooms, two bathrooms, a dressing room, large walk in loft room, outhouses, established rear garden and parking for 4/5 cars.



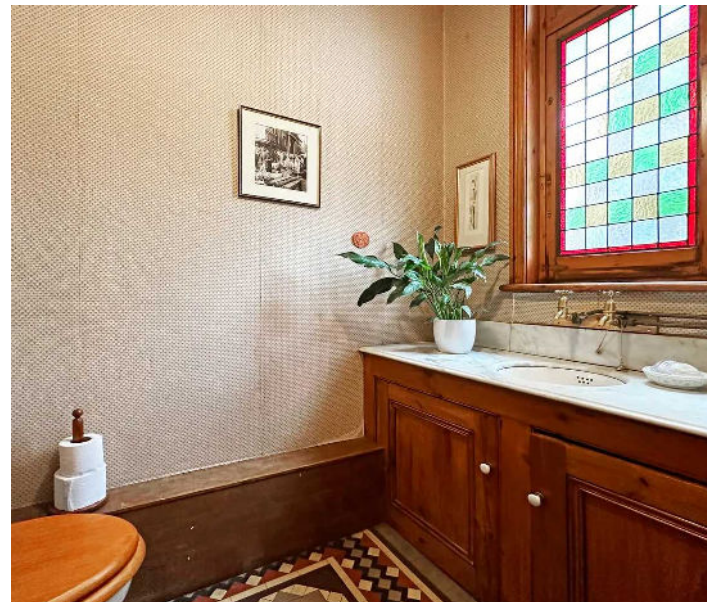


#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold



- Spacious Victorian Semi Detached
- Six Bedrooms And Walk In Loft Area
- NO UPWARD CHAIN
- In Need Of Some Modernisation
- Many Original Features
- Two Reception Rooms
- Breakfast/Kitchen
- Outhouses
- Established Rear Garden



**ENCLOSED PORCH**

**ENTRANCE HALL**

14' 6" x 5' 10" (4.42m x 1.79m)

**GUEST CLOAKROOM**

4' 10" x 6' 7" (1.47m x 2.00m)

**BUTLERS PANTRY**

6' 2" x 4' 10" (1.87m x 1.47m)

**DINING ROOM**

14' 4" x 13' 5" (4.37m x 4.08m)

**LIVING ROOM**

20' 10" x 13' 11" (6.34m x 4.23m)

**BREAKFAST KITCHEN**

16' 6" x 12' 5" (5.04m x 3.78m)

**CELLAR**

12' 1" x 14' 0" (3.68m x 4.27m)

**WINE STORE**

10' 8" x 5' 5" (3.26m x 1.66m)

**UTILITY ROOM**

**WORKSHOP**





## FIRST FLOOR

### BEDROOM ONE

17' 11" x 13' 11" (5.45m x 4.23m)

### BEDROOM TWO

13' 0" x 11' 3" (3.97m x 3.43m)

### BEDROOM THREE

14' 5" x 13' 5" (4.39m x 4.10m)

### BEDROOM FOUR

12' 5" x 11' 8" (3.78m x 3.56m)

### DRESSING ROOM

6' 0" x 4' 5" (1.84m x 1.34m)

### BATHROOM

10' 1" x 4' 3" (3.08m x 1.30m)

### SHOWER ROOM

5' 0" x 4' 0" (1.52m x 1.22m)

## SECOND FLOOR

### BEDROOM FIVE

14' 5" x 13' 5" (4.40m x 4.09m)

### BEDROOM SIX

10' 5" x 8' 8" (3.18m x 2.64m)

### LOFT ROOM

23' 4" x 14' 3" (7.11m x 4.34m)

### TOTAL SQUARE FOOTAGE

Total floor area: 331.1 sq.m. = 3564 sq.ft. approx.



#### **OUTSIDE THE PROPERTY**

#### **CUPBOARD/SIDE AREA**

21' 10" x 11' 1" (6.66m x 3.37m)

#### **COAL HOUSE**

#### **SEPARATE WC**

#### **SOUTH EAST FACING GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

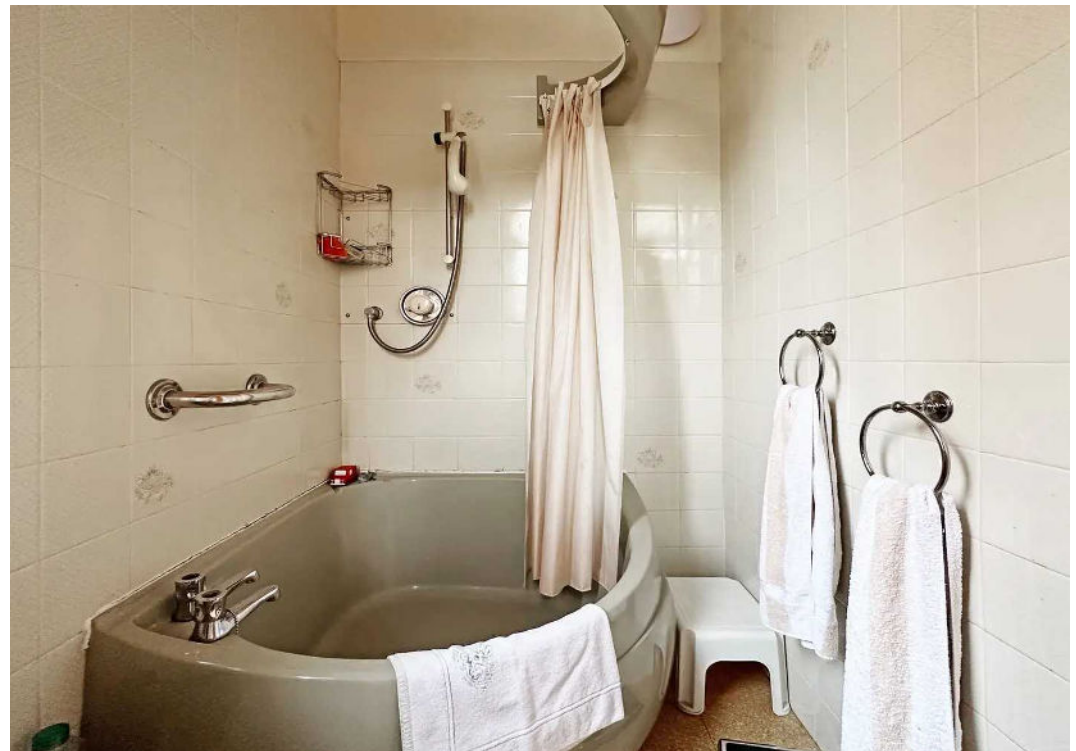
Stoves integrated oven, Creda integrated hob, Burco extractor, all carpets, some curtains, all blinds and some light fittings.

#### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains services. Broadband: BT via phoneline (Cable & Fibre Optic connected in road). Loft Space: boarded with lighting.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







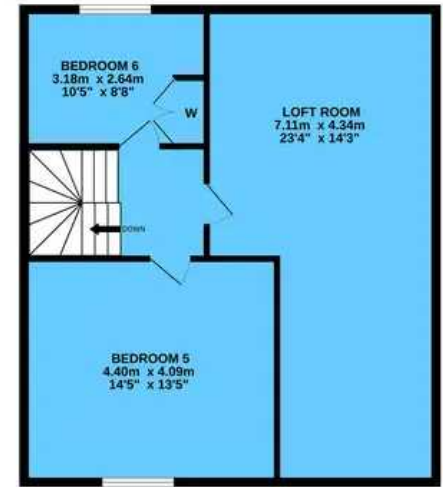
GROUND FLOOR  
155.6 sq.m. (1675 sq.ft.) approx.



1ST FLOOR  
104.7 sq.m. (1127 sq.ft.) approx.



2ND FLOOR  
70.8 sq.m. (762 sq.ft.) approx.



TOTAL FLOOR AREA : 331.1 sq.m. (3564 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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